

Barrington Planning Board
333 Calef Highway
PO Box 660
Barrington, NH 03825

May 19, 2020

**Re: DWSx2 Holdings, LLC
270 Beauty Hill Road
Tax Map 249 Lot 32
Tax Map 250 Lot 133
FES #1808**

Dear Planning Board Members:

Due to the COVID-19 Pandemic and the resulting temporary loss in business revenue & bank-funding options, DWSx2 Holdings, on behalf of Wildlife Encounters is requesting an Amendment to the Conditional Approval of the Site Plan for 270 Beauty Hill Road in order to allow a strategic phasing of development and the near term commencement of limited services for the community.

On behalf of the board of DWSx2 Holdings, LLC, the owners of the parcels at issue – I will express that we feel fortunate to be a part of the Barrington business community and thank the Planning Board for the previously granted unanimous Conditional Approval for our tenant organization's business proposal & site plan.

Subsequently due to the immediate and ongoing impact of our societal response to the COVID-19 Pandemic, the tenant organization (Wildlife Encounters, LLC) has been experiencing severe financial hardship resulting from government mandate, received limited government support as an essential business that barely ensures their animals' needs are met. DWSx2 Holdings and involved financial institutions have granted temporary deferrals of financial obligations to the tenant entity for 90 days.

Due to the uncertain future outlook, unstable financial and lending markets and booming real estate "seller's market" we are experiencing... the Board of DWSx2 Holdings is forced to alternatively consider all other potential development and liquidation options for the property including large parcel subdivision and development, as the existing right of way for abutters and the state-supported wetlands crossing permit paves the way for a potential private road and access to over 40 acres of development potential.

However, it is the preference of the DWSx2 Holdings board to continue for now, to support the tenant organization Wildlife Encounters, LLC in its efforts to pivot and adapt its business, rally support, and drive forward with efforts to operate a nature/conservation based educational institution on the property.

Factors that could impact our continued support include:

- (a) the decisions of this Planning Board, the town's Code Enforcement Officer and Fire Chief
- (b) the State of New Hampshire's re-opening plan
- (c) lending institutions willingness to support the proposed development
- (d) the tenant organization's plan and ability to execute on the proposed phased development strategy.

We wish you all health as we work together to see our communities through these unprecedented times.

Sincerely

David Small – Member
201 Ross Hill Road
Norridgewock, Maine 04957